



371 Waterfront Operations Building

Naval Amphibious Base, Little Creek Norfolk, Virginia

Charette

Prepared by:

Atlantic Division, Naval Facilities Engineering Command
1510 Gilbert Street
Norfolk, Virginia

Design/Procurement

Strategy Procurement Strategy

- Design/Build
- Best Value Source Selection

Design

- Architectural Concept Design
- Civil Concept Design
- Predetermine select building features
- Define criteria/limitations for the remainder of the building in the RFP (request for proposal) package.

Waterfront Operations Building

Naval Amphibious Base Little Creek, Norfolk, Virginia



Project P371 Scope

- Waterfront Operations Building
 - Design integrates the small craft boat storage, associated support spaces and the port control tower into one building.
 - 1,373 SM (14,775 GSF) with a free standing paint storage building 13 SM (144 GSF) for a total of 1,386 SM (14,919 GSF)

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NAVAL FACILITIES ENGINEERING COMMAND

Project P371 Scope

- Ground Floor Space
 - Entry Lobby
 - Small Craft Boat Storage
- First Floor (crawl space)
 - Small Craft Boat Storage Associated Support
 - Mechanical, Electrical and communication

Project P371 Scope

- Second and Third Floor
 - Waterfront Operations Administrative and associated support
 - Mechanical, Electrical and Communications
- Fourth Floor
 - Main building roof access

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Project P371 Scope

- Fifth Floor
 - Observation Tower
 - Access to Catwalk
- Sixth Floor
 - Elevator Equipment Penthouse

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Project P371 Scope

- Site Requirements
 - Parking
 - Area/Security Lighting
 - Landscaping
 - Relocating Existing Boat Lifts
 - Demolition of Seven Buildings

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Project P371 History

- Existing Tower must be moved.
- Original location on 1391 moved to current site.
- Current site is next to existing bulkhead.

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Existing Facility



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Existing Facility Panoramic View



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Existing Facility



Demolition Site

- Groundwater Contamination (Metals)
- Demolish to Foundation
- Minimize Land Disturbing Activities
- Utilities Remain Abandoned In-place
- Relocate Fuel Storage Tank & Generator
- Fencing

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New Site Photographs

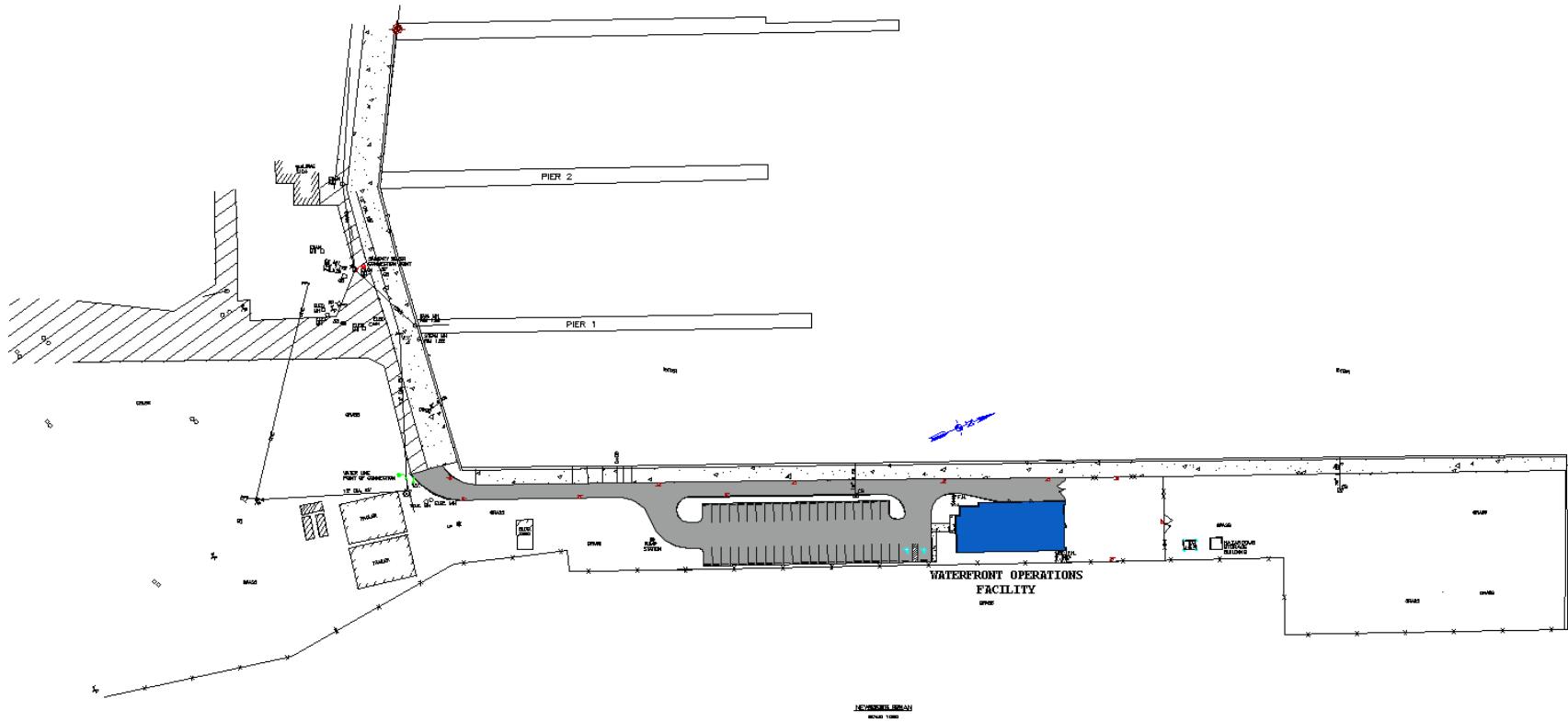


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New Site Plan



Waterfront Operations Building

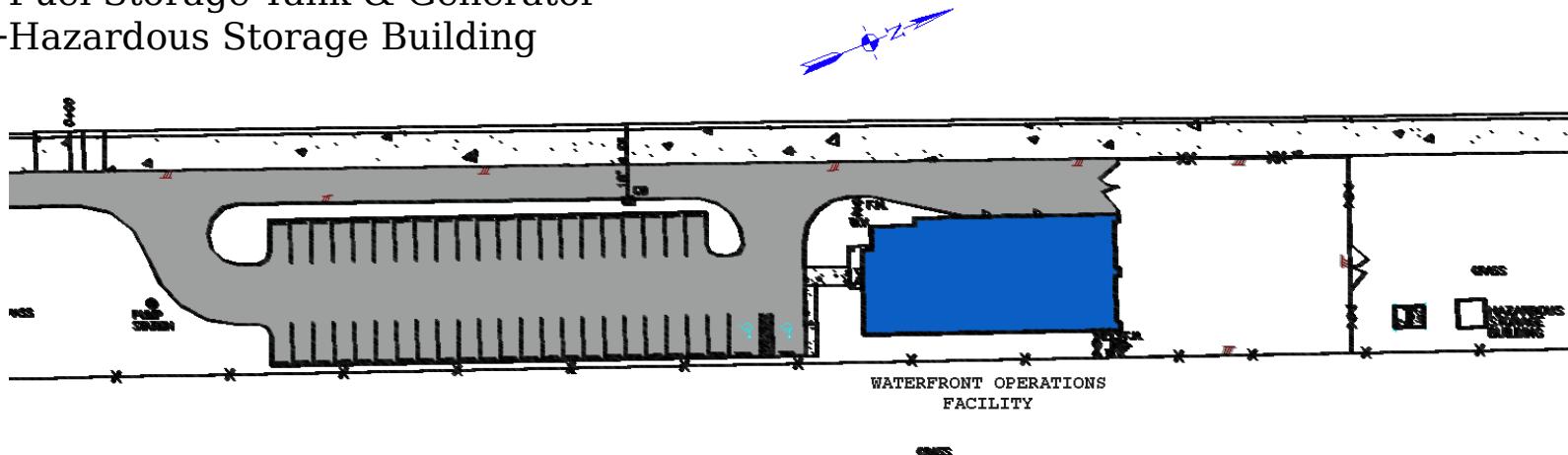
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New Site Plan

New Waterfront Operations Building Site

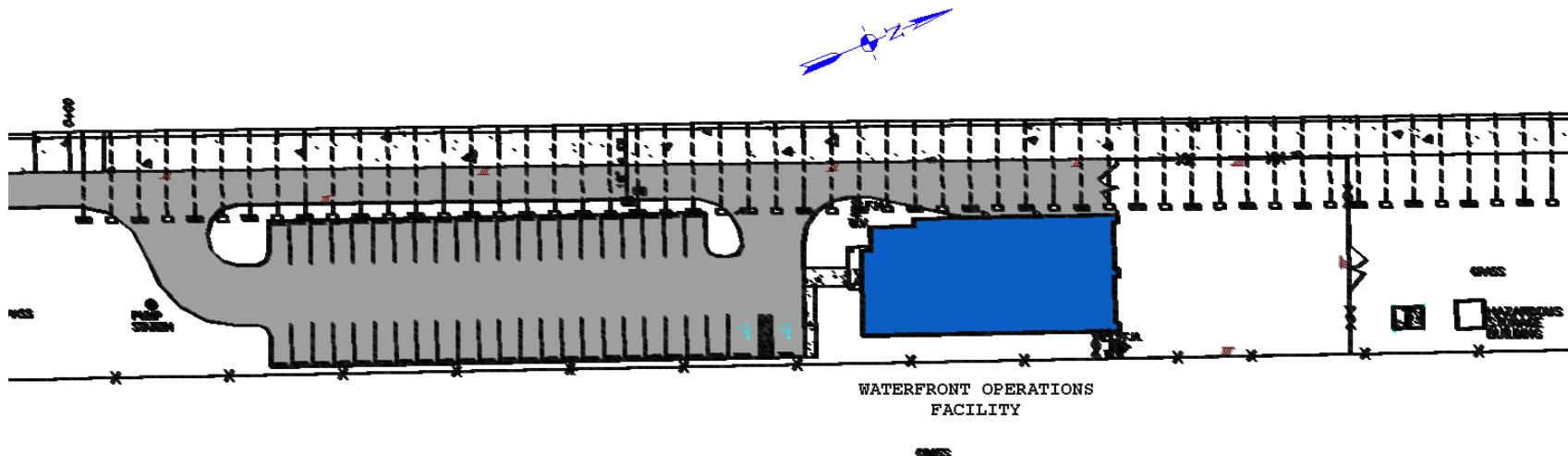
- Waterfront Operations Building
- Tie Backs with Concrete Deadman To Support Bulkhead
- Access Around Boat Storage Yard For Security
- 12' (3.66 m) From Property Line
- Fuel Storage Tank & Generator
- Hazardous Storage Building



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New Site Plan



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Landscape Photos



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Landscape Photos

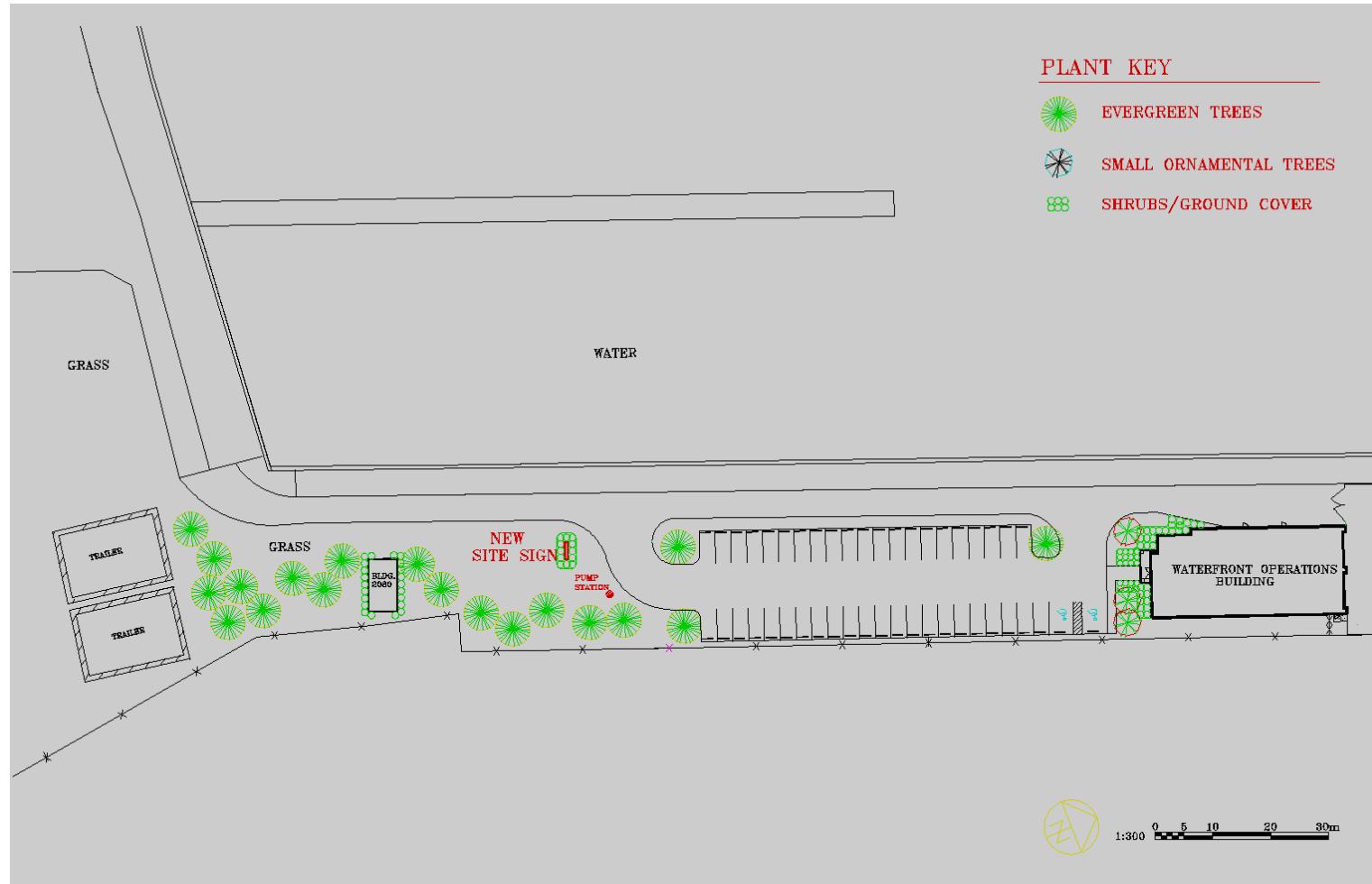


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Landscape Plan

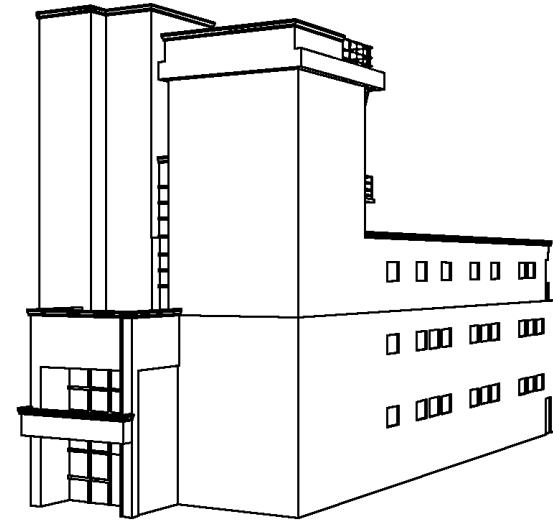
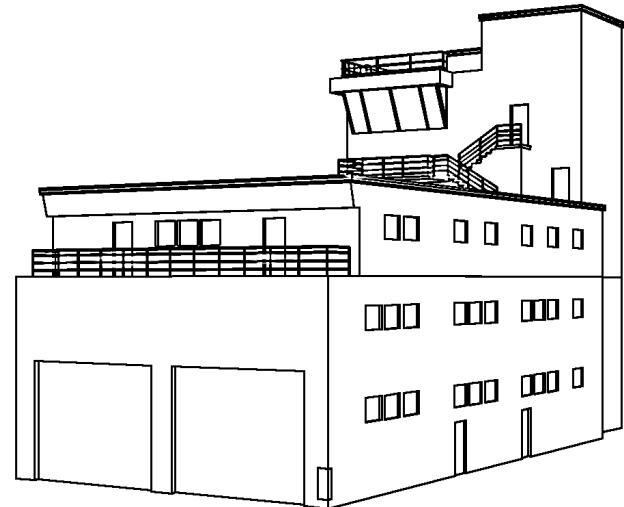
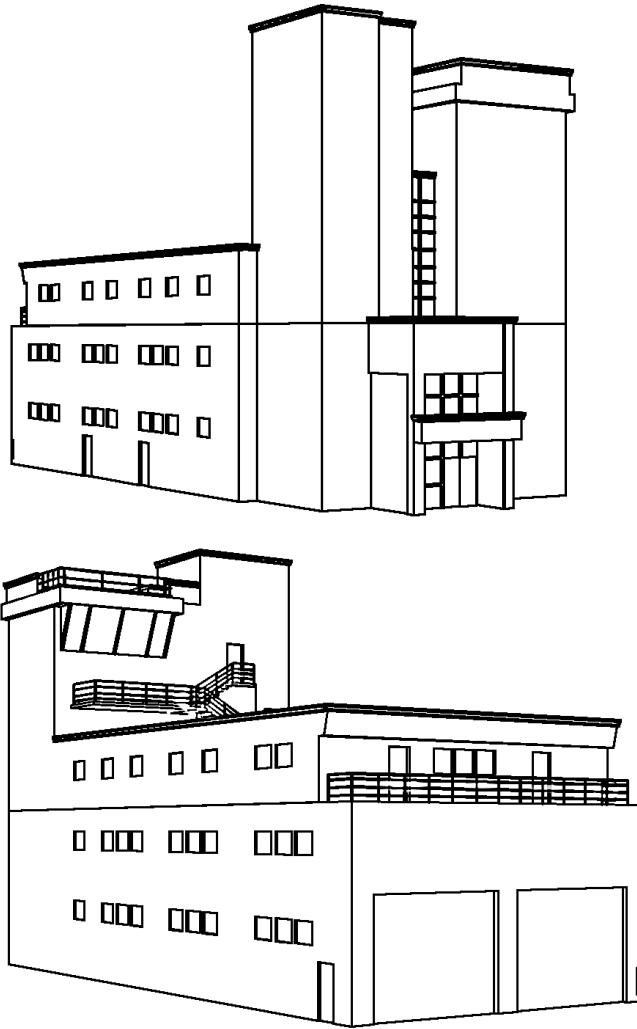


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New Facility Rendering

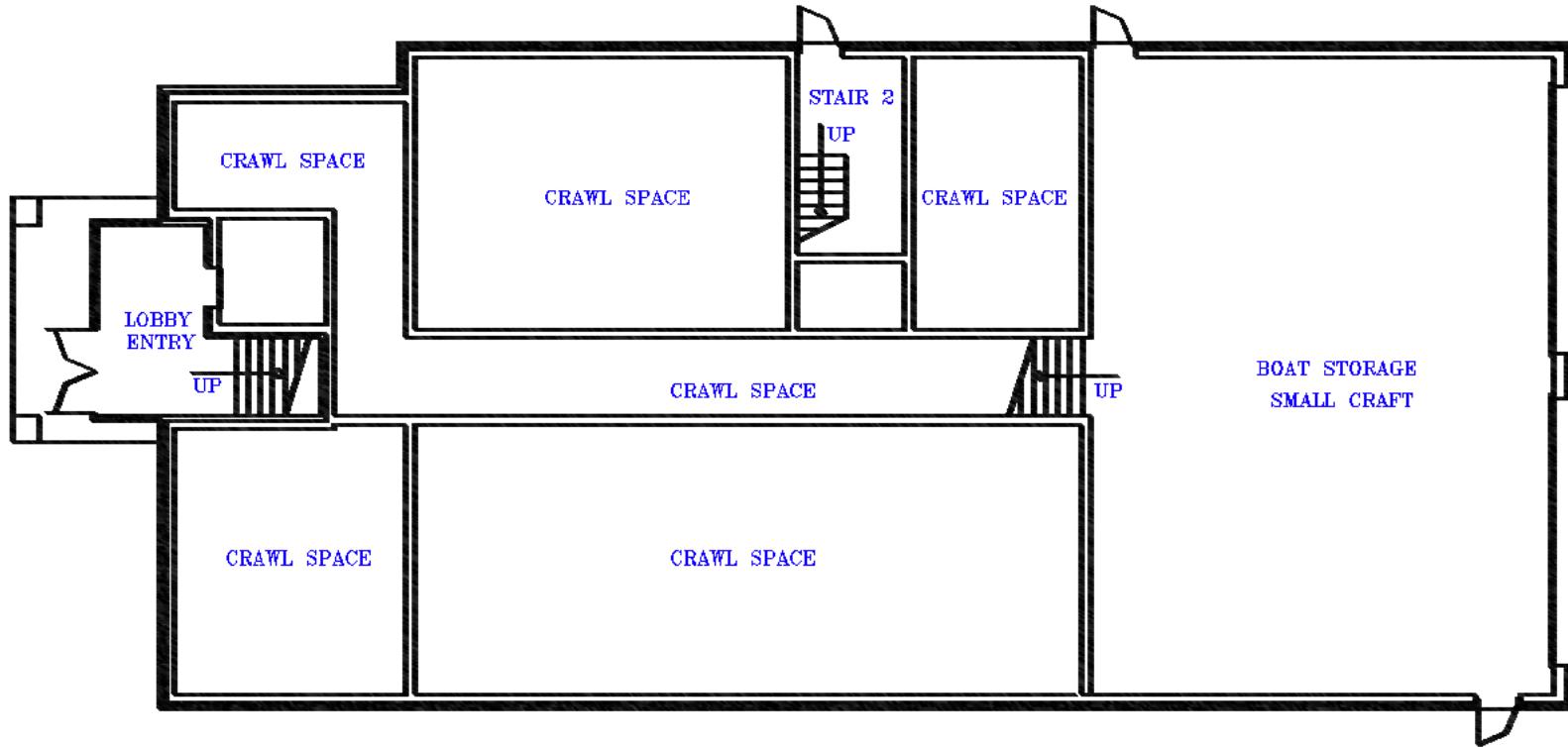


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New Facility Ground Floor

Plan



GROUND FLOOR PLAN

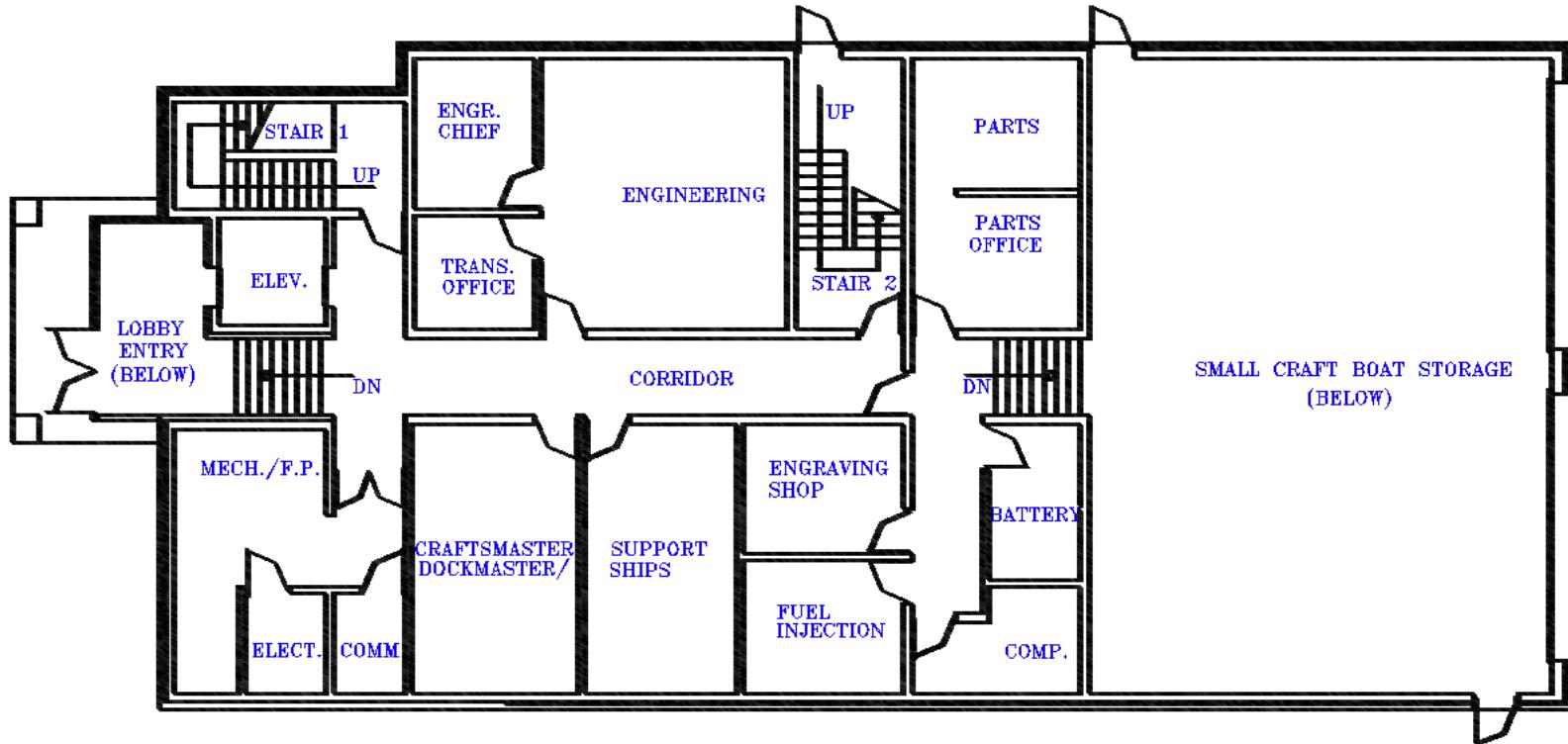
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New Facility First Floor

Plan



FIRST FLOOR PLAN

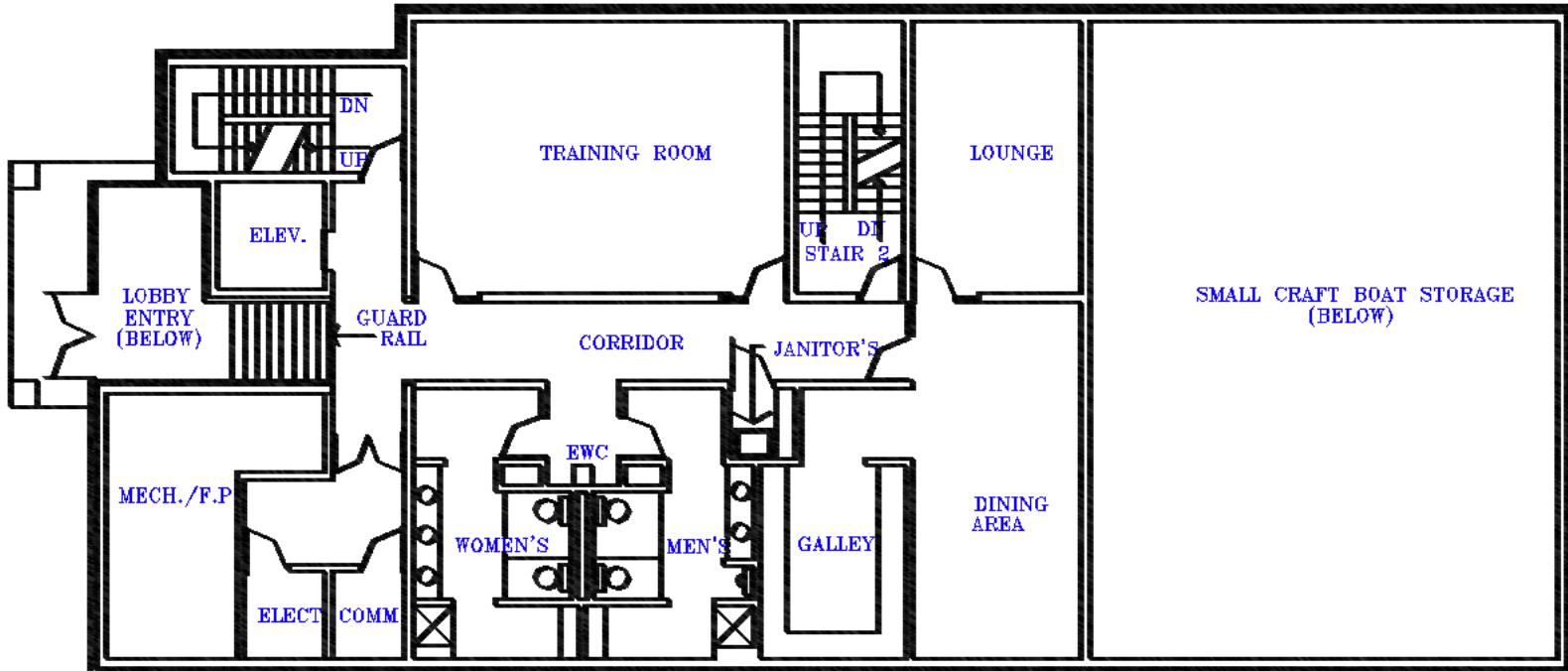
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New Facility Second Floor

Plan



SECOND FLOOR PLAN

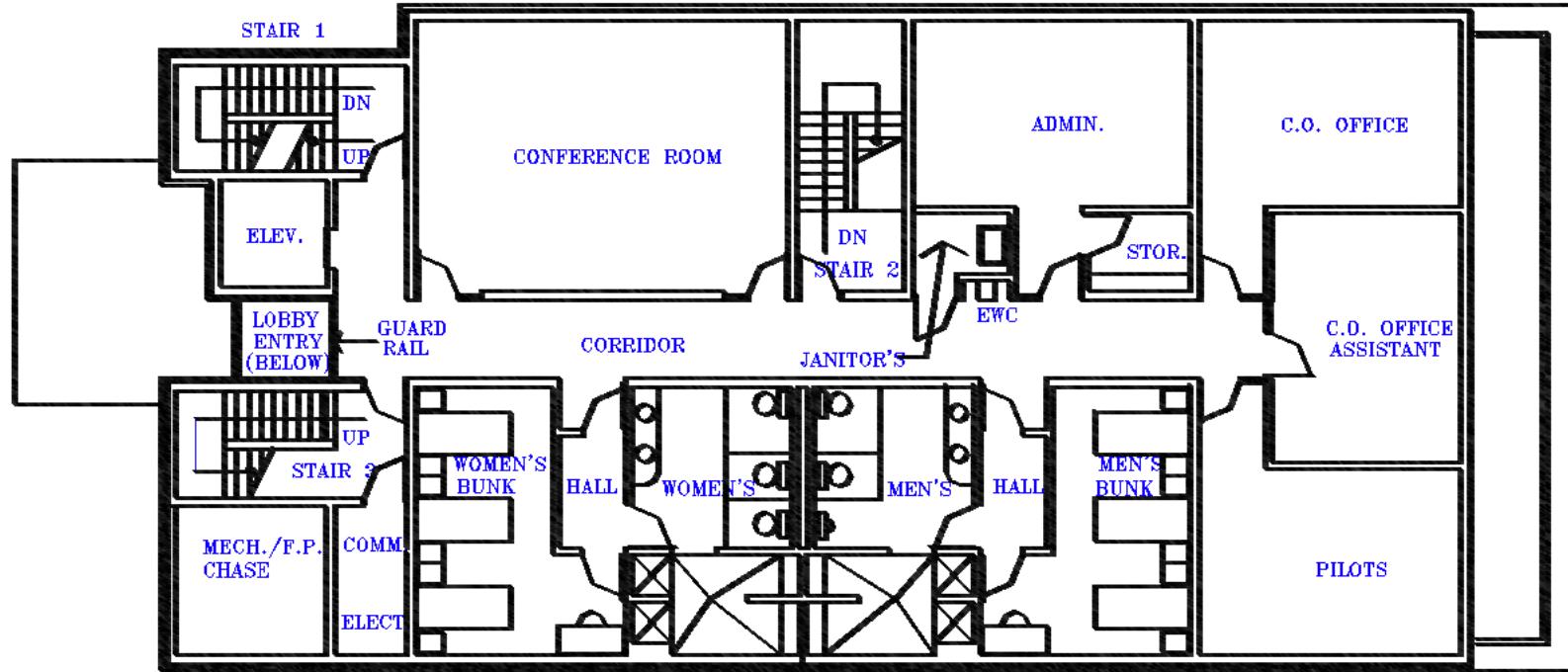
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New Facility Third Floor

Plan



THIRD FLOOR PLAN

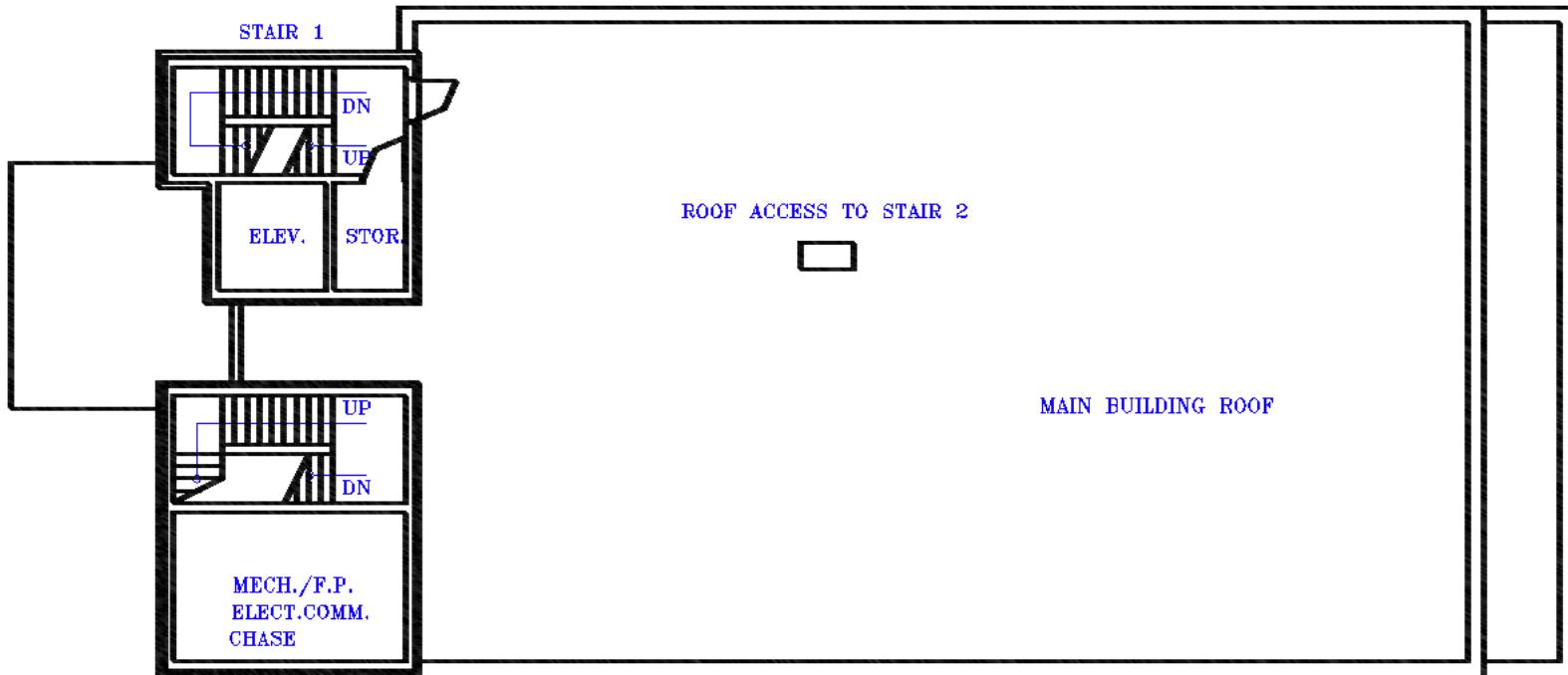
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New Facility Forth Floor

Plan



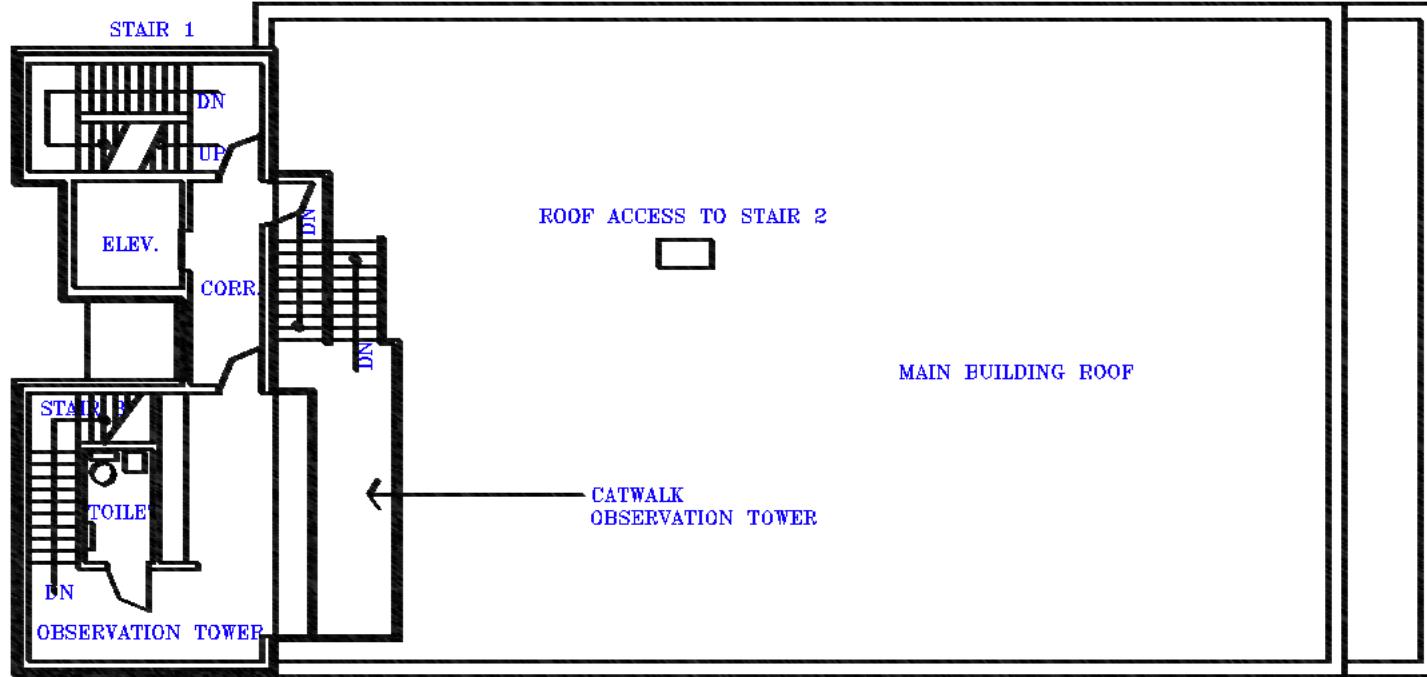
MAIN BUILDING ROOF FORTH FLOOR PLAN

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New Facility Tower Plan



OBSERVATION TOWER AND SUPPORT SPACE FIFTH FLOOR PLAN

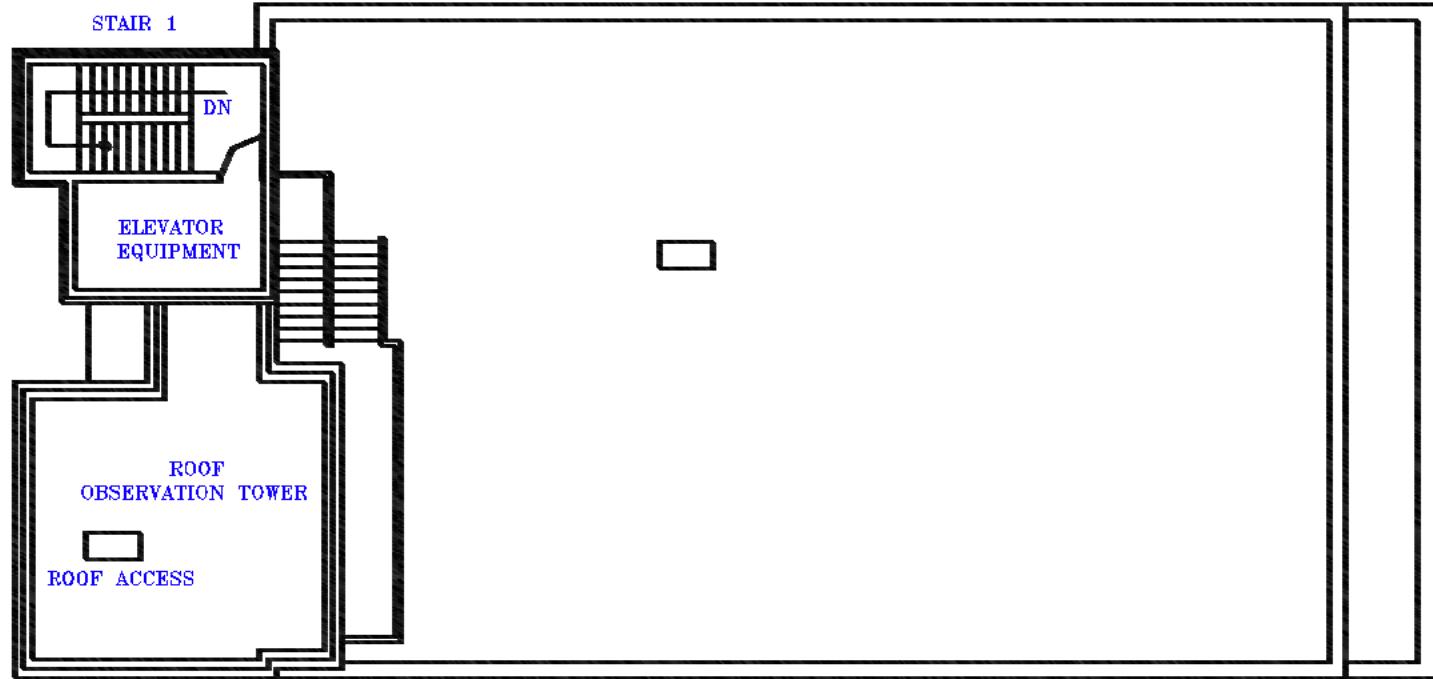
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New Facility Penthouse

Plan



ELEVATOR EQUIPMENT PENTHOUSE SIXTH FLOOR

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New Facility Mechanical

Systems

Option 1 - Series fan-powered variable air volume (FPVAV)

terminals with terminal hot water coils. Dx and hot water coil equipped variable air volume (VAV) air handler. Variable frequency drive fan modulation. Natural Gas fired hot water boiler. Air-cooled condensing unit. Natural Gas fired domestic hot water heater.

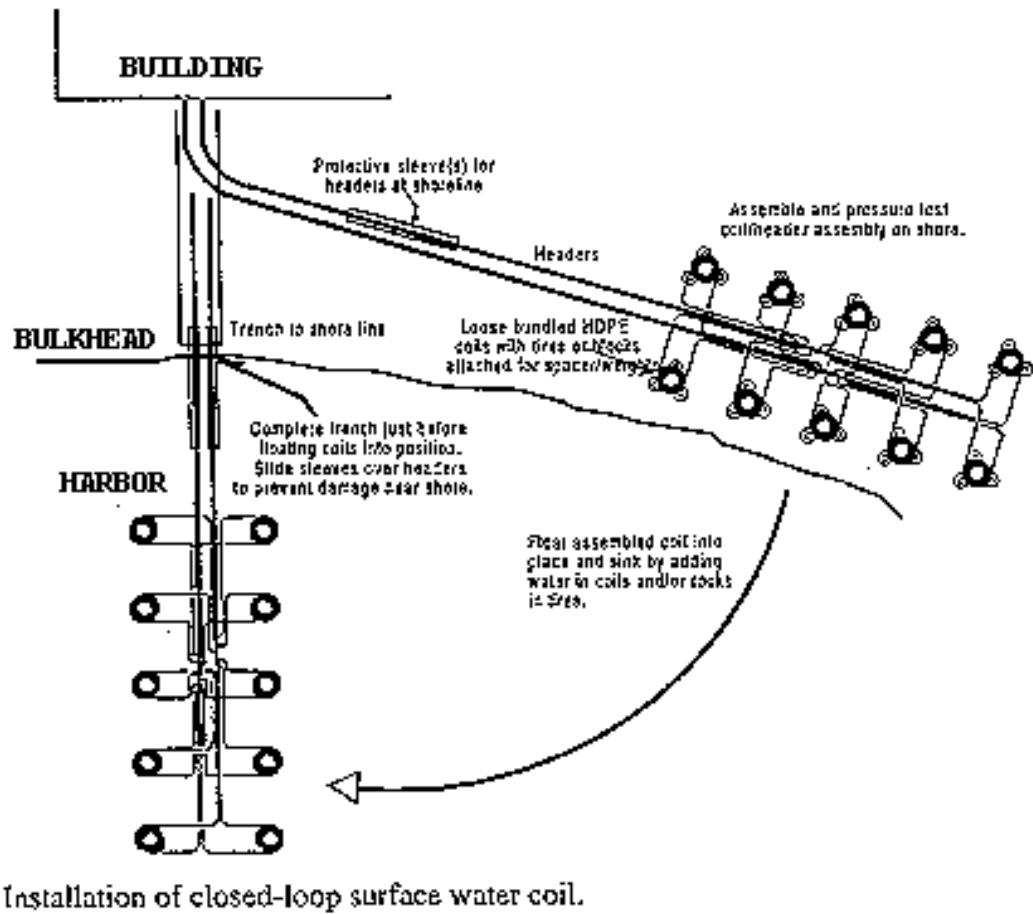
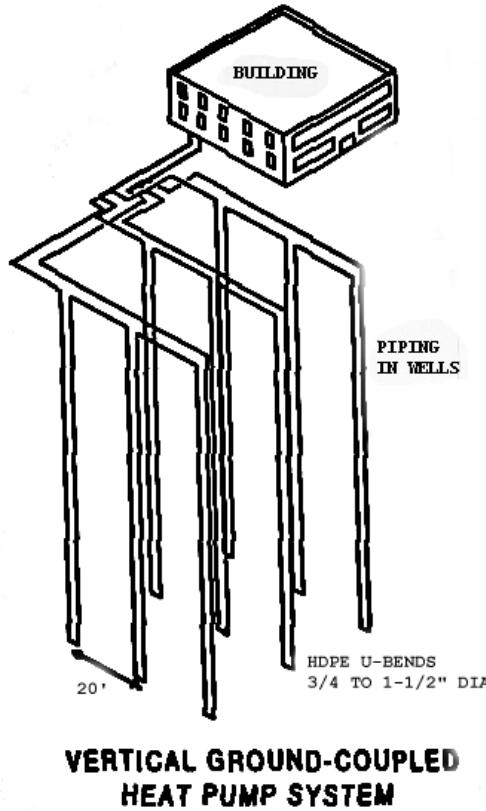
- **Option 2 - Ground Coupled Heat Pump units, either ground source with wells or submerged coils in the harbor.** Central ventilation air handling unit with water to water heat pump. Electric domestic hot water heater.
- **Option 3 - California type water to air heat pump units.** **Closed circuit cooling tower.** Central ventilation air handling unit with water to water heat pump. Natural gas fired hot water boiler. Natural gas or electric domestic hot water heater.
- **Option 4 - Constant Volume Air Handling Units.** Multiple air handlers with chilled and hot water coils. Air cooled chiller. Natural Gas fired hot water boiler. Natural Gas fired hot water heater.

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Option 2 Mechanical Systems



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BUDGET CHANGES

ITEM	Previous Auth. (\$000)	Current Auth. (\$000)
CONSTRUCTION	2,700	2,700
CONTINGENCIES (5%)	<u>140</u>	<u>0</u> *
TOTAL CONTRACT COST	2,840	2,700
SUPERVISION, INSPECTION, OVERHEAD (6%)	<u>160</u>	<u>162</u>
TOTAL	3,000	2,862
TOTAL (ROUNDED)	3,000	2,860
 Collateral Equipment (from other appropriations)	 394	 394

* 12/99: OSD Comptroller deleted all contingency funding FY01 & beyond

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OTHER NEGATIVE IMPACTS

Initial Construction Authorization	2,700
4% Deduction to pay for Prior Year Over-Runs	-108
Other project related costs	-
-170**	
SUBTOTAL	2,422

Because of contingency deletion & underfunded position,
all projects are designed with a Base Bid identified at
90% of the Authorized Construction Cost.

(The other 10% is still available for funding
additional bid items if the actual base bid is low enough
so that sufficient funds are on hand.)

2,180

** Included in authorized amount but not specifically itemized.

Cost Estimate

CONCEPT #1		
PRIMARY FACILITY	1386	1,541,000
DESIGN FEE 3% PRIMARY FACILITY COST		46,000
SUPPORTING FACILITIES	LS	741,000
PILING	LS	140,000
ELECTRICAL UTILITIES	LS	113,000
MECHANICAL UTILITIES	LS	110,000
ROADS, PARKING, SIDEWALKS	LS	95,000
SITE IMPROVEMENTS	LS	133,000
DEMOLITION	LS	150,000
OPTIONS/ADDITIVES	LS	0
TOTAL COST		2,328,000
Base Bid Design To ECC:	\$ 2,150,000	
Opt/Add. Design To ECC:	\$ 240,000	
Total Target Award ECC:	\$ 2,390,000	

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Rendering



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LANTDIV Team

<u>DISCIPLINE</u>	<u>NAME</u>	<u>PHONE</u>	<u>FAX</u>	<u>EMAIL</u>
Project Manager	Ellen Freihofer	(757) 322-8338	(757) 322-8362	FreihoferME@efdlant.navfac.navy.mil
Team Leader	Susan Hauser	(757) 322-4301	(757) 322-4415	HauserSM@efdlant.navfac.navy.mil
Architect in Charge	Rick Hoffman	(757) 322-4374	(757) 322-4415	HoffmanHJ@efdlant.navfac.navy.mil
Landscape Architect	John Blackburn	(757) 322-4380	(757) 322-4415	BlackburnJL@efdlant.navfac.navy.mil
Structural Engineer	Rick Waller	(757) 322-4235	(757) 322-4415	WallerJR@efdlant.navfac.navy.mil
Mechanical Engineer		Dave Armstrong	(757) 322-4248	(757) 322-4230
	ArmstrongDH@efdlant.navfac.navy.mil			
Electrical Engineer	Richard Cofer	(757) 322-4262	(757) 322-4280	CoferRJ@efdlant.navfac.navy.mil
Civil Engineer	Karen Lienemann	(757) 322-4292	(757) 322-4280	LienemannKP@efdlant.navfac.navy.mil
Specifications	Carl Throckmorton	(757) 322-4311	(757) 322-4415	
	ThrockmortonCA@efdlant.navfac.navy.mil			
Cost Engineer	Cindy Dunlo	(757) 322-4328	(757) 322-4416	DunloCH@efdlant.navfac.navy.mil
Fire Protection	Doug Stultz	(757) 322-4341	(757) 322-4280	StultzDP@efdlant.navfac.navy.mil
Geotechnical	Joe Woliver	(757) 322-4350	(757) 322-4280	WoliverJM@efdlant.navfac.navy.mil

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